

Waukesha County Economic Development Corporation. Aspects of the overall economic development program plan have been periodically updated by the County economic development corporation staff, the most recent update being the issuance of a report entitled A Strategic Planning Analysis of Waukesha County, November 1991.

LOCAL PLANS

Many of the cities, villages, and towns in Waukesha County have prepared local land use plans or plan components which warrant careful consideration in the formulation of the County development plan. An inventory and analysis of those local land use plans provides insight into which communities in the County are most actively involved in land use planning, and importantly, in refining and detailing the regional land use plan. The County development planning process should give due consideration to such local plans in order to achieve a locally acceptable and implementable land use plan for the County.

In order to maintain effectiveness and usefulness, local master plans or land use plans should be formally adopted by the local plan commission and endorsed by the local governing body. In decisions pertaining to land use regulatory matters such as subdivision review, site plan review, and rezoning requests, among others, a duly adopted community master plan is intended to serve as a rational basis for informed decision-making by a local government body. Such plans, no matter how well prepared, are of reduced value in plan implementation actions, particularly controversial actions in which a legal challenge to the community is possible, if they are not formally adopted by the local plan commission.

As of December 1994, 28 of the 38 communities in Waukesha County, six cities, 12 villages, and 10 towns, had prepared a comprehensive "master" plan or the land use element of such a plan. Thirteen of those communities, four cities, five villages, and four towns, have updated their plans since 1990. As indicated in Table 62 and shown on Map 69, of the 28 communities in Waukesha County that have prepared master plans, 24 have formally adopted such plans. As indicated in Table 62 and shown on Map 69, of the 28 communities in Waukesha County that have prepared master plans, 24 have formally adopted the plans and one community completed a plan being considered for adoption in 1994.

Locally Planned Land Use

Under the County development planning program, existing land use plans were collated and analyzed to identify the pattern of land use proposed in such plans. Under Wisconsin Statutes, cities and villages are authorized to prepare plans for areas beyond their corporate limits. As a result, certain lands in the unincorporated area of the County are subject to both extraterritorial city or village plans and to town plans. Accordingly, it was necessary in this analysis to examine local plans on two levels. The first level of analysis took into account the land use plan of each community as it pertains to its existing corporate limits, extraterritorial planning notwithstanding. The second level took extraterritorial planning into account.

To facilitate the Countywide analysis of local land use plans, land use categories contained in local plans were classified into appropriate generalized plan categories. In this generalized classification, "urban" residential development was defined as residential development that occurs at a density of more than one dwelling unit for every five acres, while "rural" residential development was defined as that which occurs at density of one dwelling unit for every five acres or less. Urban residential development was further classified as high-density, providing less than 6,000 square feet of lot area per dwelling unit; medium-density, providing 6,000 to 19,999 square feet of lot area per dwelling unit; low-density, providing 20,000 square feet to 1.4 acres of lot area per dwelling unit; and suburban-density, providing 1.5 to 4.9 acres of lot area per dwelling unit.

It should be noted that a number of local land use plans include agricultural plan categories, which, in addition to basic agricultural uses, accommodate residential development on lots less than five acres in size. These nominal agricultural areas were properly classified as urban residential for purposes of this countywide analysis of local plans. It should also be noted that a number of local land use plans include plan categories which, in addition to uses for which they are specifically named or intended, provide for other related land uses. For example, some local land use plans include extractive land uses in the "industrial" category.

Locally Planned Land Use within the Framework of Existing Municipal Boundaries: The pattern of locally planned land use within Waukesha County, as set forth in local city, village, and town land use

Table 62

**LOCAL COMPREHENSIVE PLANS INCLUDING A LAND USE
ELEMENT IN WAUKESHA COUNTY BY CIVIL DIVISION: 1994**

Community	Plan Document	Year Plan Completed	Year Plan Adopted
Cities			
Brookfield ^a	"A Comprehensive Plan Report for the City of Brookfield, Wisconsin," Stanton and Rockwell	1959	--
Delafield	"Comprehensive Plan, City of Delafield, Wisconsin," Camiros, Ltd.	1991	1991
Muskego	"Comprehensive Land Use Plan, City of Muskego," City of Muskego	1992	1992
New Berlin	"A Land Use and Urban Design Plan for the City of New Berlin: 2010," SEWRPC	1987	1987
Oconomowoc	"City of Oconomowoc Comprehensive Master Plan," Vandewalle and Associates	1994	1994
Waukesha	"A Land Use Plan for the City of Waukesha Planning Area: 2010," SEWRPC	1993	1993
Villages			
Big Bend	None	--	--
Butler	"A Master Plan for the Village of Butler, Wisconsin," Carl. L. Gardner & Associates, Inc.	1966	--
Chenequa	None	--	--
Dousman	"Village of Dousman Master Plan," Owen Ayres and Associates	1978	1978
Eagle	"A Land Use Plan for the Village of Eagle: 2000," SEWRPC	1983	1983
Elm Grove	None	--	--
Hartland	"An Amended Land Use and Traffic Circulation Plan for the Village of Hartland: 2000," Village of Hartland Ad Hoc Land Use Plan Committee	1991	1991
Lac La Belle	"Master Plan Village of Lac La Belle, Waukesha County, Wisconsin," Jahnke and Jahnke	1978	1979
Lannon	None	--	--
Menomonee Falls	"A Land Use and Transportation System Plan for the Village of Menomonee Falls: 2010," SEWRPC	1990	1990
Merton	"Generalized Land Use Plan for the Village of Merton, Wisconsin, A Master Plan Element," Donohue and Associates	1980	1980
Mukwonago ^b	"Village of Mukwonago Comprehensive Land Use Master Plan," Landscape Architects, Inc.	1994	-- ^b
Nashotah	"Village of Nashotah Comprehensive Land Use and Thoroughfare Plan," Graef Anhalt Schloemer and Associates	1980	1980
North Prairie	None	--	--
Oconomowoc Lake	"Village of Oconomowoc Lake Master Plan," Camiros, Ltd.	1990	1990
Pewaukee	"A Land Use Plan for the Town and Village of Pewaukee: 2000, Waukesha County, Wisconsin," SEWRPC	1982	1983
Sussex	"Village of Sussex, 2010 Land Use Plan," Village of Sussex	1990	1990
Wales	None	--	--
Towns			
Brookfield	None	--	--
Delafield	"Town of Delafield Land Use Plan and Traffic Circulation to Year 2010," Jahnke and Jahnke	1992	1992
Eagle ^c	"Town of Eagle Land Use Plan," Graef Anhalt Schloemer and Associates	1983/1991	1983/1991
Genesee	"Alternative and Recommended Land Use Plans for the Town of Genesee—2000," SEWRPC	1978	--
Lisbon	None	--	--
Merton ^d	"Town of Merton Master Plan," Town of Merton Plan Commission	1981	1981
Mukwonago	"Master Plan, Town of Mukwonago, Waukesha County, Wisconsin," Graef Anhalt Schloemer and Associates	1981	1981
Oconomowoc	"Town of Oconomowoc Master Plan," Town of Oconomowoc Master Plan Study Committee	1993	1993
Ottawa	"Town of Ottawa Master Land Use Plan," Waukesha County Park and Planning Department	1994	1994
Pewaukee	"A Land Use Plan for the Town and Village of Pewaukee: 2000, Waukesha County, Wisconsin," SEWRPC	1982	1982
Summit	"Land Use and Transportation Plan for the Town of Summit, Waukesha County, Wisconsin," Town of Summit Plan Commission	1979	1979
Vernon	"Town of Vernon Master Plan," Waukesha County Park and Planning Department	1994	1994
Waukesha ^e	None	--	--

NOTE: Although local comprehensive plans may include, among others, elements related to parks and open space, public facilities, housing, economic development, and transportation, as well as land use, the land use element of such local plans is of the most basic of the elements and, therefore, of particular importance to the preparation of a Waukesha County development plan. Accordingly, only those local comprehensive plans which contain a land use element were included in the table.

^aAlthough the comprehensive plan for the City of Brookfield completed in 1959 was never adopted, the City has adopted a series of comprehensive plan elements including corridor plans, neighborhood plans, transportation plans, environmental studies, and elements pertaining to economic development, housing, public safety, and historic preservation.

^bUnder consideration for adoption in 1994.

^cThe Town of Eagle completed and adopted an update to its 1983 land use plan in 1991.

^dThe Town of Merton was in the process of preparing a comprehensive plan in 1994 with the assistance of the Waukesha County Park and Planning Department.

^eThe Town of Waukesha was in the process of preparing a comprehensive plan in 1994.

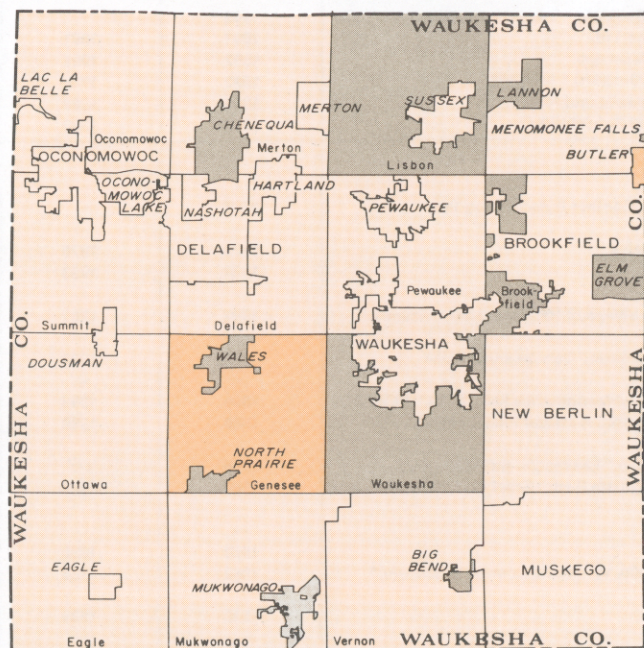
Source: SEWRPC.

plans, is shown graphically on Map 70 and is summarized in tabular form in Tables 63 and 64. The pattern of proposed land use reflected on Map 70 and in the related tables is based upon planned land use within the existing city, village, and town

municipal boundaries in the County and does not reflect the extraterritorial planning jurisdiction of cities and villages exercising such authority. This area encompassed about 453 square miles, or about 78 percent of the total area of the County, in 1994.

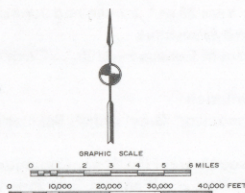
Map 69

**LOCAL COMPREHENSIVE PLANS
INCLUDING A LAND USE ELEMENT
IN WAUKESHA COUNTY: 1994**



LEGEND

- PLAN COMPLETED AND FORMALLY ADOPTED
- PLAN COMPLETED BUT NOT FORMALLY ADOPTED
- PLAN COMPLETED IN 1994 AND UNDER CONSIDERATION FOR ADOPTION
- NO PLAN COMPLETED



Source: SEWRPC.

As indicated in Table 63, urban residential land comprised the largest land use plan category in the County in 1994, encompassing a total of about 190 square miles, or about 42 percent of the area of the County covered by local land use plans, and about 33 percent of the total area of the County. Most of this area was allocated to relatively large-lot development. In this respect, about 142 square miles, or 75 percent of all land planned for urban residential use, was designated for low- or sub-urban-density development, with lot sizes between 20,000 square feet and 4.9 acres. Conversely, lands planned for medium- and high-density development together encompassed about 48 square miles, or 25 percent of land planned for urban residential use.

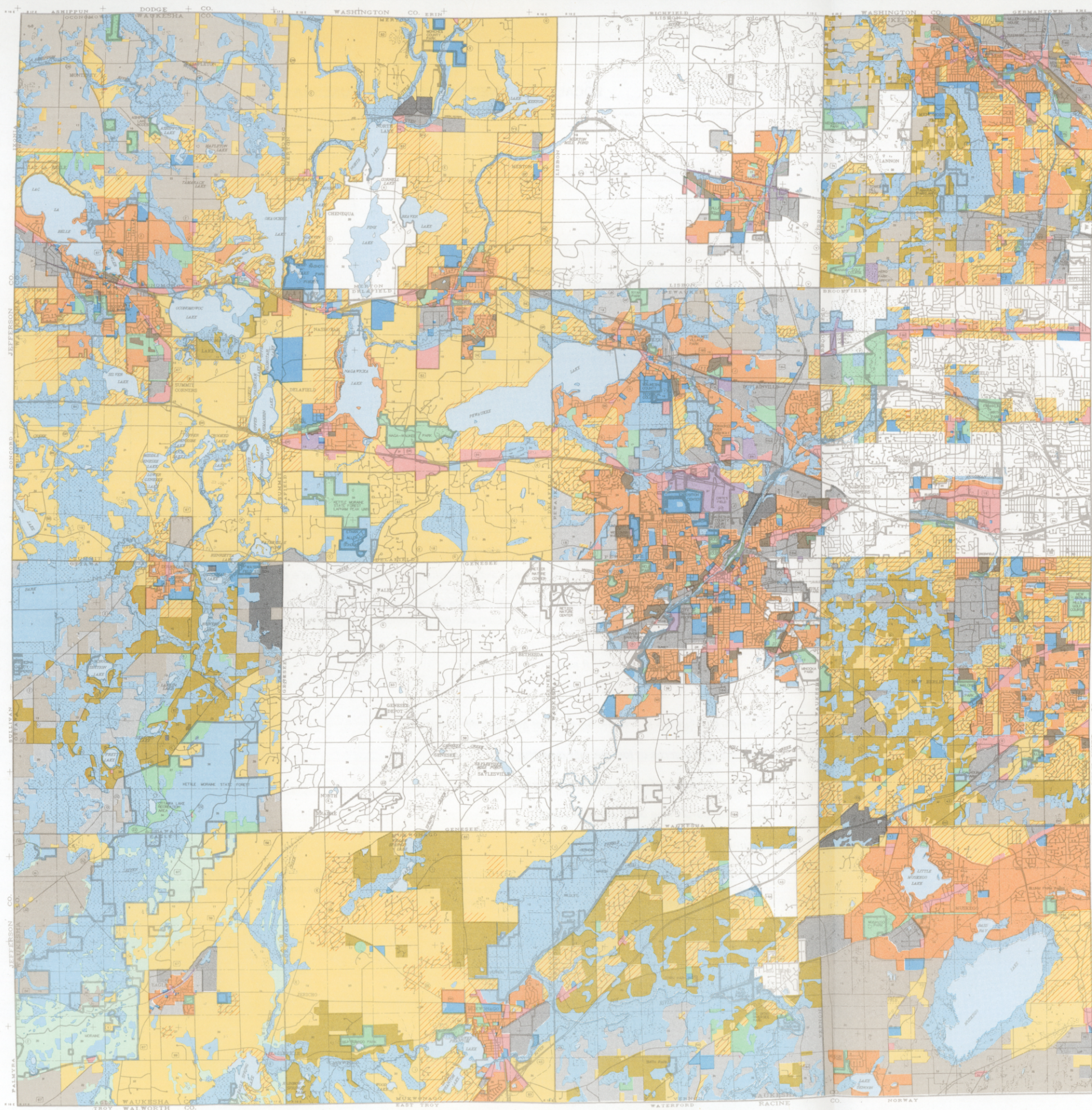
With respect to other urban land uses, lands proposed for commercial use encompassed about 10

square miles, or about 2 percent of the area of the County covered by local land use plans; lands proposed for industrial use encompassed about 19 square miles, or about 4 percent; lands proposed for governmental and institutional use encompassed about 10 square miles, or about 2 percent; and lands proposed for intensive recreational use encompassed about 12 square miles, or about 3 percent. Lands proposed for transportation, communication, and utilities, and for extractive uses encompassed about 2 square miles and about 2.5 square miles, respectively, each less than 1 percent of the area of the County covered by local land use plans (see Table 63).

As further indicated in Table 63, lands proposed for lowland conservancy comprised the second largest land use plan category in the County in 1994, encompassing a total of about 98 square miles, or about 22 percent of the area of the County covered by local land use plans. With respect to other rural land uses, lands proposed for upland conservancy and rural residential use, providing for residential development on lots five acres or larger, encompassed about 37 square miles, or about 8 percent of the area of the County covered by local land use plans. Lands proposed for exclusive agricultural use, with a minimum parcel size of 35 acres, encompassed about 36 square miles, or about 8 percent of the area of the County covered by local land use plans. Lands proposed for other agricultural use, with parcel sizes ranging from five to 34.9 acres, encompassed about 13 square miles, or about 3 percent of the area of the County covered by local land use plans.

Locally Planned Land Use within the Framework of Extraterritorial Planning: Section 62.23 of the Wisconsin Statutes specifies that cities may adopt a master plan for the development of the municipality, including areas outside of its boundaries, which, in the opinion of the city plan commission, "bear relation to the development of the municipality." The same powers are granted to villages under Section 61.35 of the Statutes. Under Section 62.23(7a) of the Wisconsin Statutes, the "extraterritorial" area, the adjacent unincorporated area within which cities and villages may exercise master planning, official mapping, and zoning authority, extends 1.5 miles beyond the corporate limits of cities of the fourth class (under 10,000 inhabitants) and all villages and extends three miles beyond the corporate limits of cities of the first, second, and third class (10,000 or more inhabitants).

LOCALLY PLANNED LAND USE IN WAUKESHA COUNTY: 1994



LEGEND

GENERALIZED LAND USE PLAN CATEGORY

URBAN RESIDENTIAL

- HIGH DENSITY (LESS THAN 6,000 SQUARE FEET OF LOT AREA PER DWELLING UNIT)
- MEDIUM DENSITY (6,000-19,999 SQUARE FEET OF LOT AREA PER DWELLING UNIT)
- LOW DENSITY (20,000 SQUARE FEET TO 1.4 ACRES OF LOT AREA PER DWELLING UNIT)
- SUBURBAN DENSITY (1.5-4.9 ACRES OF LOT AREA PER DWELLING UNIT)

NOTE: URBAN RESIDENTIAL CATEGORY INCLUDES LANDS WHICH HAVE BEEN PLACED IN AGRICULTURAL PLAN CATEGORIES WHICH, IN ADDITION TO BASIC AGRICULTURAL USES, ACCOMMODATE RESIDENTIAL DEVELOPMENT ON LOTS LESS THAN FIVE ACRES IN SIZE.

OTHER LAND USES

- COMMERCIAL
- INDUSTRIAL
- GOVERNMENTAL AND INSTITUTIONAL

- RECREATIONAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- EXTRACTIVE
- LOWLAND CONSERVANCY
- UPLAND CONSERVANCY/RESIDENTIAL
- RURAL RESIDENTIAL
- PRIME AGRICULTURAL
- OTHER AGRICULTURAL
- UNPLANNED
- SURFACE WATER

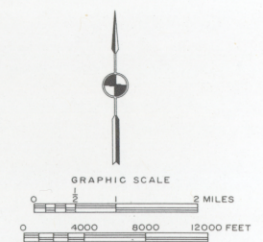


Table 63

LOCALLY PLANNED LAND USE IN WAUKESHA COUNTY: 1994

Generalized Land Use Plan Category	Acres	Percent of Urban Residential Subtotal	Percent of Planned Area Subtotal	Percent of Total Area of County
Planned Area				
Urban Residential ^a				
High-Density ^b	2,394	2.0	0.8	0.6
Medium-Density ^c	28,288	23.2	9.8	7.6
Low-Density ^d	37,786	31.0	13.1	10.2
Suburban-Density ^e	53,442	43.8	18.5	14.4
Subtotal Urban Residential	121,910	100.0	42.2	32.8
Commercial	6,103	--	2.1	1.6
Industrial	11,952	--	4.1	3.2
Governmental and Institutional	6,161	--	2.1	1.7
Recreational	7,802	--	2.7	2.1
Transportation, Communication, and Utilities	1,248	--	0.4	0.4
Extractive	1,560	--	0.5	0.4
Lowland Conservancy	62,415	--	21.6	16.8
Upland Conservancy, Residential ^f	4,716	--	1.6	1.3
Rural Residential ^g	19,101	--	6.6	5.1
Prime Agricultural ^g	22,932	--	7.9	6.2
Other Agricultural ^h	8,244	--	2.8	2.2
Water ⁱ	15,487	--	5.4	4.1
Subtotal Planned Area	289,631	--	100.0	77.9
Unplanned Area				
Unplanned	80,958	--	--	21.8
Water ⁱ in Unplanned Areas	1,002	--	--	0.3
Total	371,591	--	--	100.0

^aUrban residential development is defined as residential development which occurs at a density of more than one dwelling unit for every five acres. For purposes of this analysis, lands planned to accommodate urban residential development include: 1) lands which have been placed in residential plan categories which accommodate development at densities of more than one dwelling unit per five acres, and 2) lands which have been placed in agricultural plan categories which, in addition to basic agricultural uses, accommodate residential development on lots less than five acres in size.

^bLess than 6,000 square feet of lot area per dwelling unit.

^cFrom 6,000 to 19,999 square feet of lot area per dwelling unit.

^dFrom 20,000 square feet to 1.4 acres of lot area per dwelling unit.

^eFrom 1.5 to 4.9 acres of lot area per dwelling unit.

^fFive or more acres of lot area per dwelling unit.

^gMinimum parcel size of 35 acres or more.

^hMinimum parcel size of five to 34.9 acres.

ⁱThe treatment of surface water area varies from community to community, in some cases being placed in a conservancy or recreational plan category and in other cases being unplanned. In order to lend consistency to this analysis, of local land use plans, larger surface water bodies, including major and minor lakes and rivers, were identified as water.

Source: SEWRPC.

Table 64

LOCALLY PLANNED LAND USE IN WAUKESHA COUNTY BY CIVIL DIVISION: 1994

Community	Urban Residential ^a										Commercial		Industrial		Governmental and Institutional		Recreational			
	High-Density ^b			Medium-Density ^c			Low-Density ^d			Suburban-Density ^e		Subtotal								
	Acres	Percent of Total		Acres	Percent of Total		Acres	Percent of Total		Acres	Percent of Total		Acres	Percent of Total		Acres	Percent of Total		Acres	Percent of Total
Cities																				
Brookfield	0	0.0	404	2.3	3,068	17.5	0	0.0	0	0.0	3,472	19.8	1,015	5.8	424	2.4	305	1.8	849	4.9
Delafield	110	1.6	788	11.5	643	9.3	2,370	34.5	3,911	56.9	0	0.0	588	8.5	21	0.3	721	10.5	334	4.9
Millwaukee	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Muskego	0	0.0	6,165	26.8	2,084	9.0	2,448	10.6	10,695	46.4	10,695	46.4	318	1.4	1,100	4.8	196	0.9	478	2.1
New Berlin	394	1.7	2,580	10.9	5,180	22.0	1,301	5.5	9,455	40.1	2,086	12.0	478	2.1	2,086	8.9	646	2.7	656	2.8
Oconomowoc	153	3.8	1,863	46.7	0	0.0	0	0.0	2,022	50.5	2,022	50.5	209	5.2	423	10.6	256	6.4	353	6.8
Waukesha	762	6.3	5,524	45.6	0	0.0	0	0.0	6,286	51.9	6,286	51.9	811	6.7	1,779	14.7	859	7.1	530	4.4
Subtotal	1,419	1.6	17,330	19.9	10,975	12.6	6,117	7.0	35,841	41.1	35,841	41.1	3,419	3.9	5,833	6.7	2,983	3.4	3,200	3.7
Villages																				
Big Bend	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Butler	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Chenequa	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Dousman	0	0.0	299	33.7	0	0.0	0	0.0	299	33.7	299	33.7	30	3.4	50	5.6	113	12.7	0	0.0
Eagle	5	0.7	263	37.9	0	0.0	0	0.0	0	0.0	268	38.6	16	2.3	57	8.2	17	2.4	28	4.0
Elm Grove	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Hartland	141	5.7	762	31.0	534	21.8	34	1.4	1,471	59.9	1,471	59.9	252	10.3	205	8.4	119	4.8	123	5.0
Lac La Belle	0	0.0	0	0.0	236	83.4	0	0.0	236	83.4	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Lannon	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Manomonee Falls	533	2.5	3,118	14.6	2,919	13.7	881	4.1	7,451	34.9	7,451	34.9	648	3.1	2,438	11.5	589	2.8	713	3.3
Merton	0	0.0	0	0.0	1,225	84.8	0	0.0	1,225	84.8	1,225	84.8	31	2.1	49	3.4	27	1.9	11	0.8
Mukwonago	0	0.0	831	44.5	0	0.0	0	0.0	831	44.5	831	44.5	326	17.5	161	8.6	166	8.9	127	6.8
Nashotah	0	0.0	0	0.0	388	35.5	401	36.6	789	72.1	789	72.1	41	3.7	12	1.1	41	3.7	0	0.0
North Prairie	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Oconomowoc Lake	0	0.0	0	0.0	23	1.2	291	14.6	314	15.8	314	15.8	48	2.4	15	0.7	0	0.0	0	0.0
Pewaukee	133	4.8	843	30.2	17	0.6	0	0.0	993	35.6	993	35.6	98	3.5	220	7.9	266	9.5	58	2.1
Sussex	119	4.4	1,042	38.4	186	6.9	0	0.0	1,347	49.7	1,347	49.7	166	6.1	338	12.5	88	3.2	154	5.7
Wales	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Subtotal	931	2.0	7,158	15.0	5,528	11.6	1,607	3.4	15,224	32.0	15,224	32.0	1,556	3.5	3,545	7.5	1,426	3.0	1,214	2.6
Towns																				
Brookfield	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Delafield	0	0.0	0	0.0	851	6.2	8,360	60.4	9,211	66.6	9,211	66.6	295	2.1	148	1.1	176	1.3	762	5.5
Eagle	0	0.0	0	0.0	352	1.6	7,983	35.5	8,335	37.1	8,335	37.1	40	0.2	219	1.0	51	0.2	0	0.0
Genesee	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Lisbon	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Merton	0	0.0	0	0.0	5,090	28.3	8,521	47.3	13,611	75.6	13,611	75.6	100	0.6	191	1.1	670	3.7	0	0.0
Mukwonago	0	0.0	0	0.0	4,076	18.7	8,621	39.7	12,697	58.4	12,697	58.4	0	0.0	257	1.2	40	0.2	229	1.0
Oconomowoc	0	0.0	1,125	5.3	2,544	11.9	1,193	5.6	4,862	22.8	4,862	22.8	173	0.8	218	1.0	67	0.3	629	2.9
Ottawa	0	0.0	0	0.0	240	1.1	1,053	4.6	1,293	5.7	1,293	5.7	8	0.0	0	0.0	222	1.0	862	3.8
Pewaukee	44	0.3	2,675	16.8	2,115	13.3	30,4	0.0	4,834	30.4	4,834	30.4	348	2.2	1,541	9.7	391	2.5	477	3.0
Summit	0	0.0	0	0.0	2,407	13.1	9,506	51.5	11,913	64.6	11,913	64.6	0	0.0	0	0.0	0	0.0	0	0.0
Vernon	0	0.0	0	0.0	3,608	16.4	491	2.2	4,089	18.6	4,089	18.6	64	0.3	0	0.0	135	0.6	429	2.0
Waukesha	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Subtotal	44	0.0	3,800	1.6	21,283	9.0	45,718	19.3	70,845	29.9	70,845	29.9	1,028	0.4	2,574	1.1	1,752	0.7	3,388	1.4
Waukesha County	2,394	0.6	28,288	7.6	37,786	10.2	53,442	14.4	121,910	32.8	121,910	32.8	6,103	1.6	11,952	3.2	6,161	1.7	7,802	2.1

Table 64 (continued)

Community	Transportation, Communication, and Utilities		Extractive		Lowland Conservancy		Upland Conservancy, Residential		Rural Residential ^f		Prime Agricultural ^g		Other Agricultural ^h		Unplanned		Water ⁱ		Total	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Cities																				
Brookfield	108	0.6	0	0.0	1,188	6.8	0	0.0	0	0.0	0	0.0	0	0.0	10,086	57.6	55	0.3	17,502	100.0
Delafield	100	1.5	0	0.0	207	3.0	0	0.0	0	0.0	0	0.0	0	0.0	53	0.0	990	14.4	6,872	100.0
Milwaukee	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	5,541	24.1	0	0.0	0	100.0	0	0.0	53	100.0
Muskego	0	0.0	0	0.0	1,623	7.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	3,067	13.3	23,016	100.0
New Berlin	0	0.0	481	2.0	4,281	18.1	0	0.0	4,767	20.2	556	2.8	0	0.0	0	0.0	86	0.4	23,592	100.0
Oconomowoc	10	0.3	0	0.0	366	9.2	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	361	9.0	4,000	100.0
Waukesha	101	0.8	0	0.0	1,647	13.6	0	0.0	0	0.0	0	0.0	11	0.1	0	0.0	90	0.7	12,114	100.0
Subtotal	319	0.4	481	0.6	9,312	10.7	0	0.0	4,767	5.5	5,197	7.1	11	0.0	10,139	11.6	4,649	5.3	87,151	100.0
Villages																				
Big Bend	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	471	98.5	7	1.5	478	100.0
Butler	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	507	100.0	0	0.0	507	100.0
Chenequa	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2,233	75.4	730	24.6	2,963	100.0
Dousman	0	0.0	0	0.0	164	18.5	0	0.0	0	0.0	202	22.8	0	0.0	0	0.0	29	3.3	887	100.0
Eagle	27	3.9	0	0.0	2	0.3	0	0.0	0	0.0	0	0.0	280	40.3	0	0.0	0	0.0	695	100.0
Elm Grove	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2,096	99.7	7	0.3	2,103	100.0
Hertland	0	0.0	0	0.0	277	11.3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	8	0.3	2,455	100.0
Lac La Poudre	0	0.0	0	0.0	47	16.6	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	283	100.0
Lannon	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1,576	98.9	18	1.1	1,594	100.0
Menomonie Falls	79	0.4	0	0.0	4,162	19.5	0	0.0	2,307	10.8	2,888	13.5	0	0.0	0	0.0	44	0.2	21,319	100.0
Merton	14	1.0	0	0.0	64	4.4	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	23	1.6	1,444	100.0
Mukwonago	0	0.0	0	0.0	204	10.9	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	53	2.8	1,868	100.0
Nashotah	0	0.0	0	0.0	150	13.7	0	0.0	0	0.0	0	0.0	0	0.0	880	99.0	9	1.0	1,095	100.0
North Prairie	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	811	40.7	1,992	100.0
Oconomowoc Lake	0	0.0	0	0.0	474	23.8	0	0.0	330	16.6	0	0.0	0	0.0	0	0.0	182	6.5	2,792	100.0
Pewaukee	0	0.0	0	0.0	576	20.6	0	0.0	0	0.0	257	9.2	142	5.1	0	0.0	0	0.0	2,710	100.0
Sussex	110	4.1	0	0.0	268	9.9	26	1.0	0	0.0	0	0.0	213	7.8	0	0.0	0	0.0	1,455	100.0
Wales	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1,455	100.0	0	0.0	1,455	100.0
Subtotal	230	0.5	0	0.0	6,388	13.4	26	0.1	2,637	5.5	3,347	7.0	635	1.3	9,198	19.4	1,984	4.2	47,510	100.0
Towns																				
Brookfield	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	3,503	99.9	3	0.1	3,506	100.0
Delafield	0	0.0	0	0.0	1,917	13.8	0	0.0	0	0.0	0	0.0	0	0.0	1,333	9.6	1,333	9.6	13,842	100.0
Eagle	0	0.0	0	0.0	6,101	27.1	4,690	20.8	0	0.0	2,764	12.3	0	0.0	0	0.0	301	1.3	22,501	100.0
Genesee	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	20,695	99.7	67	0.3	20,762	100.0
Lisbon	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	20,458	99.8	50	0.2	20,509	100.0
Merton	0	0.0	169	0.9	1,630	9.0	0	0.0	0	0.0	0	0.0	0	0.0	1,648	9.1	1,648	9.1	18,019	100.0
Mukwonago	0	0.0	0	0.0	4,244	19.5	0	0.0	3,519	16.2	0	0.0	0	0.0	0	0.0	752	3.5	21,738	100.0
Oconomowoc	0	0.0	0	0.0	5,325	24.8	0	0.0	0	0.0	6,022	37.4	0	0.0	0	0.0	2,133	10.0	21,429	100.0
Ottawa	0	0.0	692	3.0	11,334	49.8	0	0.0	3,067	13.5	2,293	10.1	2,583	11.3	0	0.0	411	1.8	22,765	100.0
Pewaukee	699	4.4	218	1.4	3,482	22.0	0	0.0	0	0.0	309	1.9	2,580	16.3	0	0.0	988	6.2	15,887	100.0
Summit	0	0.0	0	0.0	4,775	25.9	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1,755	9.5	18,443	100.0
Vernon	0	0.0	0	0.0	7,897	35.9	0	0.0	5,111	23.3	0	0.0	2,425	11.0	1,494	6.8	328	1.5	21,972	100.0
Waukesha	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	15,470	99.4	87	0.6	15,557	100.0
Subtotal	699	0.3	1,079	0.5	46,715	19.7	4,690	2.0	11,697	4.9	13,388	5.7	7,598	3.2	61,621	26.0	9,856	4.2	236,930	100.0
Waukesha County	1,248	0.4	1,560	0.4	62,415	16.8	4,716	1.3	19,101	5.1	22,932	6.2	6,244	2.2	80,958	21.8	16,489	4.4	371,591	100.0

^fFive or more acres of lot area per dwelling unit.

^gMinimum parcel size of 35 acres or more.

^hMinimum parcel size of five to 34.9 acres.

ⁱThe treatment of surface water area varies from community to community. In some cases being placed in a conservancy or recreational plan category, and in other cases being unplanned. In order to lend consistency to this analysis of local land use plans, larger surface water bodies, including major and minor lakes and rivers, were identified as water.

Source: SEWRPC.

^aUrban residential development is defined as residential development which occurs at a density of more than one dwelling unit for every five acres. For purposes of this analysis, lands planned to accommodate urban residential development include: 1) lands which have been placed in residential plan categories which accommodate development at densities of more than one dwelling unit per five acres; and 2) lands which have been placed in agricultural plan categories which, in addition to basic agricultural uses, accommodate residential development on lots less than five acres in size.

^bLess than 6,000 square feet of lot area per dwelling unit.

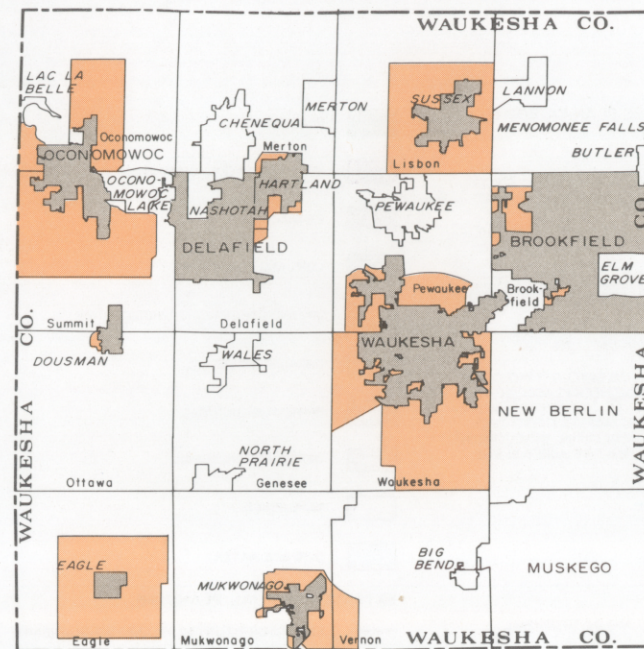
^cFrom 6,000 to 13,999 square feet of lot area per dwelling unit.

^dFrom 20,000 square feet to 1.4 acres.

^eFrom 1.5 to 4.9 acres of lot area per dwelling unit.

Map 71

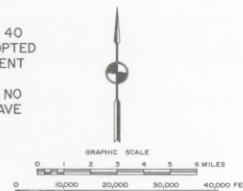
EXTRATERRITORIAL PLANNING
IN WAUKESHA COUNTY: 1994



LEGEND

- CITY OR VILLAGE EXERCISING EXTRATERRITORIAL PLANNING AUTHORITY
- EXTRATERRITORIAL PLANNING AREAS

NOTE: THE CITY OF DELAFIELD HAS INCLUDED ABOUT 40 ACRES OF THE TOWN OF DELAFIELD IN ITS ADOPTED LAND USE PLAN. THIS AREA IS LOCATED ADJACENT TO AN EXTRATERRITORIAL PLANNING AREA ASSOCIATED WITH THE VILLAGE OF HARTLAND. NO OTHER EXTRATERRITORIAL PLANNING AREAS HAVE BEEN INCLUDED IN THE CITY OF DELAFIELD LAND USE PLAN.



Source: SEWRPC.

As shown on Map 71, the Cities of Brookfield, Delafield, Oconomowoc, and Waukesha and the Villages of Dousman, Eagle, Hartland, Mukwonago, and Sussex have included adjacent unincorporated areas in their land use plans. The cities of Oconomowoc and Waukesha have completed land use plans for as much as three miles beyond their corporate limits, while the other communities have done so for 1.5 miles or less beyond their corporate limits.

Locally planned land use reflective of extraterritorial planning by cities and villages in the County is shown graphically on Map 72. Tabular summaries of planned land use corresponding to Map 72 are set forth in Tables 65 and 66. On Map 72, proposed land use within the corporate limits of cities and villages and within town areas that are not subject to extra-

territorial city or village plans is the same as shown on Map 70. In other town areas, however, Map 72 depicts the land use proposed in applicable city and village extraterritorial plans.

The area of the County covered by local land use plans, taking into account extraterritorial city and village planning areas, shown on Map 72, was about 484 square miles, or about 83 percent of the total area of the County, in 1994. This compares to the total area of about 453 square miles, or about 78 percent of the total area of the County, which were covered by local land use plans aside from extraterritorial planning, as previously presented on Map 70.

Figure 41 provides a comparison of locally planned land uses, aside from extraterritorial planning, with locally planned land uses when extraterritorial planning is taken into account.

LAND USE REGULATIONS

The preparation of a land use plan for Waukesha County also requires careful consideration of existing land use regulations, including general zoning ordinances and special-purpose floodland and shoreland zoning ordinances, land division ordinances, and official maps. Each of these regulatory ordinances, as currently applied in Waukesha County, is described in this section. For ease of reference, a tabular summary of the status of these ordinances is presented for the cities, villages, and towns in Waukesha County in Table 67.

Local Zoning Regulations

Background: A zoning ordinance is a public law which regulates and restricts the use of private property in order to advance the public health, safety, and welfare. A zoning ordinance divides a community into districts for the purpose of regulating the use of land and structures; the height, size, shape, and placement of structures; and the density of population. Zoning seeks to confine certain land uses to areas of the community which are particularly well-suited to those uses, thereby encouraging the most appropriate use of land throughout the community. Zoning seeks to assure adequate light, air, and open space for each building; to reduce fire hazard; and to prevent the overcrowding of land, traffic congestion, and the overloading of the utility systems. Zoning also provides an important means for protecting and preserving the natural resource base.